

REQUEST FOR REVIEW FORM

San Francisco Arts Commission Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: San Francisco Central Shops Replacement Facilities - Selby Galvez DATE: 1/13/17

CLIENT DEPARTMENT: Department of Public Works

PROJECT ADDRESS 555 Selby Street DISTRICT NUMBER: 80-E

Is this part of a multi-site project, bond or capital improvement program? If yes, which program?

PROJECT TEAM

PROJECT DESIGNER: FME Architecture + Design - Terri Emery Email: terri.emery@fme-arch.com

PROJECT MANAGER: San Francisco Public Work - Patty Solis Email: patricia.solis@sfdpw.org

ARCHITECT: FME Architecture + Design - Terri Emery Email: terri.emery@fme-arch.com

LANDSCAPE ARCHITECT: Meghen Quinn Email: meghen.quinn@qlarch.com

DATES OF REVIEW

× Conceptual/Informational Presentation 4/21/16

× PHASE 1: Schematic Design 7/18/16

× PHASE 2: Design Development 9/9/16

× PHASE 3: Construction Documents 1/23/17

Other:

Small Project Review

Plaque Review

PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

× Fast Track / Private Developer

Design-Build

Bridging

△ Other

✕ Construction Commencement: March 2017

△ Construction Completion: _____

Structure size (SQ FT): 61,162 SF

BUDGET

Total Construction Cost: \$19.3M

Art Enrichment Budget: \$386,000

Please attach the official line item construction budget for the project and provide an explanation. If the Art Enrichment budget is less than 2% of the total construction cost including above and below ground construction unless exempt per the Art Enrichment Ordinance.

DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not the functional goals). Attach additional page if needed.

See attached.

ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, have you contacted staff of the Historic Preservation Commission to determine whether a certificate of appropriateness is required?

COMMUNITY OUTREACH

It is your obligation to notify the community (by mail or email) that there is opportunity for public comment at the Civic Design Review Meeting. This is an important part of the public process. What has been done in this regard? The planning notification list will be used to notify neighbors for public comment.

FEES

Effective July 1, 2014: \$10,220

Projects will now be charged on a per project basis. The Base Fee per project will be \$10,220, however, complex projects or projects involving more than one building may be charged a higher fee.

Journal Entry should be paid to:

Index code: **28CIVDESIGN_PAR516**

Write check to: **San Francisco Arts Commission**

Design Concept Attachment

San Francisco Arts Commission – Civic Design Review

Request for Review Form – Design Concept

Project Title: San Francisco Central Shops Replacement Facilities

The design concept of the Selby-Galvez project is based on accentuating the diverse functional requirements of the Central Shops' needs, and exploring the expressive capabilities of the building's structural systems. Within the restrictions of the site, the proposed building at 555 Selby Street is designed to provide both an appealing experience for the everyday users of the shop and office spaces inside, as well as a dynamic visual element to be observed from I-280 to the West. The building's exterior was designed to allow natural light into the space, while remaining sensitive to the visual and acoustic considerations brought about by the presence of the highway above. The shifting vertical massing of the exterior walls is intended to reflect the changing functional uses inside, and the building's visual 'crown' was conceived as a visual expression of the steel structural system that runs so prominently throughout the new shop's interior spaces. The desired effect of the building and landscape design together are ultimately to enliven and invigorate a challenging site within an industrial context by pairing the building's energetic aesthetic appearance with the omnipresent environmental considerations of sound, light and air quality, and of course, to fulfil the needs of the Central Shops' programmed requirements in an efficient and well-reasoned manner.